

PARISH COUNCIL OF BENENDEN

Minutes of the Parish Council meeting held on Monday 25th April 2022, 7pm, Iden Green Pavilion

Present	Cllrs Beveridge, Cochrane, Cruse, Driver, Grant, Hagan, Lewis and Thomas	
In Attendance	Cllrs Holden and Warne; C Levett, Clerk	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllr Dawlings.	
2. DECLARATION OF INTERESTS	Cllr Beveridge declared an interest in planning application 22/00021/FULL Redhouse Barn - neighbour; Cllr Cochrane declared an interest in planning application 22/00866/FULL The Copper House – applicant; Cllr Thomas declared an interest in planning application 22/00866/FULL The Copper House – agent employee. No part was taken in discussions or decisions of the applications.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 21 st March 2022 were unanimously approved as a correct record of the meeting.	
4. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p>Ukrainian support : There is a huge amount of co-ordination work taking place between TWBC and KCC. A dedicated website has been set up https://twhelpsukraine.info/</p> <p>Cllr Warne reported :</p> <p>Brick Kiln Farm – permission was originally granted in 2021 but the applicant withdrew, and the land sold to Hill Residential, who have been much more engaging with the community and provided a detailed application which was passed by Committee. Cllr Warne had declared an interest in the application as she is now employed by Natural England and will declare an interest on applications not supported by Natural England.</p> <p>Climate Emergency Advisory Panel - TWBC set a commitment for the council’s operations and services to be carbon neutral by 2030. The Panel has no decision-making powers but works with officers addressing the climate emergency. Climate action is the responsibility of everyone and a new climate action website has been launched https://twbcclimateaction.co.uk/</p> <p>Cllr Holden reported :</p> <p>Operation Brock - has been in place and the M20 closed, but traffic has been kept moving away from the motorway.</p> <p>Kent Plan Bee – along a bus route from Dartford to Gravesham bus shelters with sedum and wildflower on the roofs have been installed to attract bees and pollinators.</p> <p>Cllr Dawlings reported :</p> <p>Town & Country Housing - manages most of the social housing in the Borough. Part of Peabody group building about 200 new social housing properties a year. TCH has a programme to replace/sell old environmentally inefficient properties and invest in new properties for social housing.</p>	
5. REPORTS BY CHAIR AND PARISH COUNCILLORS	Nothing to report.	
6. PARISH COUNCIL ELECTIONS	<p>The election is uncontested. The new term for Parish Councillors commences 10th May 2022. One vacancy remains and the co-option process will run from 6th May to 27th June.</p> <p>Cllr Holden thanked Parish Councillors for their hard work and commitment and congratulated them on an uncontested election as an indication that parishioners are happy with their council’s work.</p>	
7. PLANNING	<p>a. <u>Planning applications</u></p> <ul style="list-style-type: none"> • 22/00021/FULL Redhouse Barn, Goddards Green Road. Conversion and extension of rural barn and its curtilage to residential use; demolition of three existing outbuildings and erection of new garage/stable building <p>Recent Site History: 18/03810/FULL Conversion of building to form a 2-bed single storey dwelling, small extension on west side of the building to accommodate 2nd bedroom. BPC objected on grounds</p>	

Chairman..... Date.....

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These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting.

of not being a straight-forward conversion; amounted to a rebuild. TWBC APPROVED.
19/03627/FULL Conversion of building to form a 3-bed 2-storey/level dwelling with larger extension to west side of building. Involving digging out to achieve the 2-storey/level. BPC objected on grounds of total rebuild and not a conversion. TWBC REFUSED. Applicant appealed — APPEAL DISMISSED 21/3/2021. **22/00021/FULL** (Current application) Conversion of building to form a 3-bed 2-storey/level dwelling. This is a revised scheme following the refusal and dismissed appeal for the previous scheme under 19/03627/FULL. There is an extant permission under 18/03810/FULL.

D&A Statement: Ground levels within half of the floor space will be lowered to accommodate open plan kitchen, dining and living space. Scale and mass of the building will not change significantly; ridge line and roof form is same as approved scheme. The building will have a single storey appearance.

The Parish Council unanimously agreed to object to this application for the following reasons:

- Overall size of proposal extending the footprint of both barn and stable/garage block is excessive.
- Excessive fenestration to gable ends and addition of windows on south and north elevations.
- No detail included in the application about solar panels on roof of garage/stable block. Whilst the Parish Council encourages the use of renewable energy, this proposal may be detrimental to the fabric and character of a rural equestrian building.
- Scale and extent of works requires extensive alteration to the structure including an extension. The scheme does not satisfy criterion 1 TWBC LP 2006 Policy H13 which states that a building must be capable of conversion without extensive alteration or rebuilding and/or extension.
- Para 12 of the Appeal Inspector’s decision 15 March 2021 states in reference to criterion 2 of Policy H13: 'Indeed, the stable/garage in combination with the extensive alterations to the principal building set out above, that include steps to the front and rear elevations and urban style double height fenestration to a gable end, would be in stark contrast and disproportionate in comparison to the existing low-key structures or the modest conversion that the Council found acceptable. As such, I conclude that the bulk and extent of the proposal would erode and diminish the unassuming rural character and fabric of the host building. Therefore, the proposal does not accord with criterion 2 of Policy H13 which requires that a conversion can be achieved without detrimental effect on the building’s fabric or character.' The current proposal eliminates the steps to the front and rear elevations in the design but does not address the gable end fenestration and the concerns expressed by the inspector about the erosion of the unassuming rural character and fabric of the host building. This suggests that compliance with criterion 2 is not satisfied under this scheme.

- **22/00856/TPO T1** - Large Oak Tree Benenden Recreation Ground - Tree to be removed to ground level with the potential to be replanted.

- Applicant is the tree surgeon on behalf of BVT.
- Sited in the CA and protected by a TPO (ref: 019/2006).
- The tree is diseased throughout and in major decline with increasing amounts of large dead wood, decay at the base and movement across the whole tree.
- Tree condition is a risk to the public and the roadside.

The Parish Council unanimously agreed to support this application.

- **22/00866/FULL The Copper House, Hinksden Road.** Install solar panels on a flat garage roof.

- Number of site constraints: AONB, Outside LBD1, etc.
- Listed Buildings in proximity: Diprose House to the north Grade II listed — unaffected.

Info:

- The site originally contained an agricultural worker’s bungalow built in 1960s. Replaced in 2013 (under app: 13/01763/FULL) by current owner and applicant with a single-storey 3-bed dwelling, basement and detached garage and store with various eco-friendly elements.

	<p>Materials: Currently flat roof covered in membrane on a single storey garage clad in cedar strips. Proposed: black plastic and glass solar PV panels. Trees unaffected. Parking unaffected. Pre-app advice not sought.</p> <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 22/01034/FULL 9 Vere Meadows. Erection of two storey extension to the rear of the property. <p>Cllrs Beveridge, Grant and Thomas made a site visit.</p> <p>The Parish Council unanimously agreed to support this application.</p> <p>b. <u>Other Planning Matters</u></p> <ul style="list-style-type: none"> • Beacon Farm : Communication between a parishioner and TWBC had been circulated. • Benton Hoppers : Further concerns had been raised by local residents. Residents were advised again to report any planning breaches to TWBC. Cllrs Beveridge, Grant and Thomas made another site visit. The Parish Council and TWBC are satisfied that there are no enforcement issues and that the relevant permissions and licences are in place. • Land adjacent Yew Tree House : Concerns were raised with the Parish Council. The house has been sold and part of the land retained by the previous owners. There are currently 2 towing caravans on the land and a lean-to building has also been constructed on the site. As the caravans are no longer in the residential curtilage of the house planning permission is required and this should be reported a breach of planning. • Hospital Lighting : The Hospital has asked about complaints received in relation to the lighting and would have welcomed the opportunity to respond to these. The Parish Council also welcomes the opportunity to discuss. Cllrs Beveridge, Cruse, Grant and Thomas to arrange a meeting. 	GB/RC/ PG/NT																																		
8. HIGHWAYS, FOOTPATHS & TRANSPORT	<p>a. <u>Iden Green Crossroads</u> - The grassy island containing the direction signpost by Iden Green Crossroads continues to deteriorate. The area is a feature of Iden Green and within the Conservation Area. The Environment and Maintenance Group has discussed the issue and believes that the damage is avoidable as there is enough space to manoeuvre large vehicles and a solution should be found. Cllrs Hagan and Thomas to meet with the business owners.</p> <p>b. <u>Highways Improvement Plan</u> – Cllr Driver updated the HIP to reflect the discussion at the last Parish Council meeting and submitted it to KCC. KHS has acknowledged receipt and will arrange a review meeting after further consideration of the plan.</p>	GH/NT																																		
9. RESOURCING/ FINANCE	<p>TRANSACTIONS FROM 1st March 2022</p> <p>Brought forward 82996.12</p> <p>Income</p> <table border="1" data-bbox="435 1554 1318 1626"> <thead> <tr> <th>Payee</th> <th>Reference</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>TOTAL 0.00</p> <p>Expenditure</p> <table border="1" data-bbox="261 1704 1318 1968"> <thead> <tr> <th></th> <th>Supplier</th> <th>Reference</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>DD</td> <td>NEST</td> <td>Pension</td> <td>69.95</td> </tr> <tr> <td></td> <td>Unity Trust Bank</td> <td>Service Charge</td> <td>18.00</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td>1063.54</td> </tr> <tr> <td>BACS</td> <td>Edf</td> <td>Public Toilets</td> <td>105.42</td> </tr> <tr> <td>BACS</td> <td>Tenterden Twilight</td> <td>Public Toilets</td> <td>489.60</td> </tr> <tr> <td>BACS</td> <td>Business Stream</td> <td>Public Toilets</td> <td>74.17</td> </tr> </tbody> </table>	Payee	Reference	Amount					Supplier	Reference	Amount	DD	NEST	Pension	69.95		Unity Trust Bank	Service Charge	18.00	BACS	C Levett	Clerk's Salary	1063.54	BACS	Edf	Public Toilets	105.42	BACS	Tenterden Twilight	Public Toilets	489.60	BACS	Business Stream	Public Toilets	74.17	
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	BACS	HMRC	Employer Contributions Q4	295.76	
	BACS	123 Reg	NDP Domain Renewal	19.19	
	BACS	123 Reg	NDP Linux Renewal	115.06	
	BACS	Alex Durnell	War Memorial	372.79	
	BACS	Anthony Hicks	Parish Wells	12000.00	
	BACS	TP Jones	Payroll Q4	57.60	
	BACS	Memorial Hall	Meeting	21.25	
	BACS	The Bull	NDP Event	768.25	
	BACS	Microsoft	Annual Subscription	59.99	
	TOTAL			15530.57	
	Reconciled with bank statement 061 31 March 2022			67465.55	
	Approved April 2022 Payments				
	DD	NEST	Pension	84.68	
	BACS	C Levett	Clerk's Salary	946.88	
	BACS	Edf	Public Toilets	122.88	
	BACS	Tenterden Twilight	Public Toilets	489.60	
	BACS	Business Stream	Public Toilets	33.90	
	BACS	Edf	Defibrillator	212.43	
	BACS	Tompsett Landscaping	Grounds Maintenance	122.80	
	BACS	Iden Green Pavilion	Meeting	28.00	
	BACS	Ward Signs	Memorial Plaque	108.00	
	BACS	KALC	Annual Subscription	853.37	
	TOTAL			3002.54	
	Questions were raised about the cost of electricity to the telephone kiosk which houses the defibrillator at Iden Green and it was agreed that this should be revisited by the Environment and Maintenance Group.				EM GROUP
10. ENVIRONMENT & MAINTENANCE	<p>a. <u>Village Tidy Saturday 30th April.</u> TWBC will deliver equipment to Cllr Cochrane who will take it to the Shop on Saturday morning. Rubbish bags will be picked up from the Village Hall on 2nd May.</p> <p>b. <u>Beacon Field Wildflower Meadow</u> Cllr Beveridge had arranged with John Kingsnorth to power harrow the ruts, which was carried out and the Parish Council thanks him for this, but the ground is too dry to roll the field. Cllr Thomas advised that Tim Duncan has offered to cut the field and will ask if he can also bale. It was agreed that this should be carried out so that the area is clear for the jubilee and the beacon lighting.</p> <p>c. <u>Parish Wells</u> There has been a lot on interest in the Wells but fundraising has started slowly.</p> <p>d. <u>The Green</u> Tompsett Landscaping quoted £765 + VAT to rotavate the edge where required to grade the Green from the curb height to the existing level and seed. There is a risk that the patches will be destroyed before they start growing if vehicles continue to drive over. Cllr Cruse to investigate signage. The Parish Council unanimously agreed to go ahead with the work. The Clerk to discuss further with the Cricket Club. A longer-term solution may be to make the road one-way. This would require consultation with KHS.</p> <p>e. <u>Village Asset/Maintenance Report</u> Cllr Hagan continues to work on the report and will include costings for work required and a system to identify which items are urgent. The Environment and Maintenance Group has discussed contracting the work to a maintenance person who would be provided with a list of items to work through.</p>				RC CL

	f. <u>Queen's Green Canopy</u> The commemorative plaque has been received. Cllr Hagan to fix appropriately.	GH
11. VILLAGE ORGANISATIONS/ COMMUNITY	<p>a. <u>Bequest</u> The Clerk has contacted Thomson, Snell and Passmore again asking them to highlight the wording in the Will that states that the allotments have to be held in a charitable trust. It is clearly indicated in the Will that the land is given to Benenden Parish Council to be used in perpetuity as allotments, but the Parish Council is not a charitable trust.</p> <p>b. <u>BAT/Ukrainian Support</u> BAT united parishioners during the first Covid lockdown to help each other and those across Benenden and Iden Green. Since then, BAT has continued to be a source of advice and support for a wide variety of issues and the team is on hand to now provide a support system to Ukraine sponsors and guests in the parish. Parishioners are encouraged to contact BAT if they will be welcoming a family. Representatives of BAT and the Parish Council have met with a representative of TWBC, which is providing useful and practical information and advice online www.tunbridgewells.gov.uk/news/ukraine. An article will be in next month's magazine.</p> <p>The greatest help which can be given at the moment is funding to support the various systems in place.</p> <p>c. <u>Village Meeting</u> BVT, which wants to engage more with parishioners, has suggested a joint meeting hosted by the Parish Council and the Trust with participation by the various village organisations. Cllr Thomas will respond and discuss the format further with BVT.</p> <p>d. <u>Gibbon and Buckland Trusteeship</u> Cllr Lewis' 4-year term as a Trustee and representative of the Parish Council is coming to an end. The role of the Trust is to look after the Charity's asset, the Gibbon School House, and to distribute income from its rent to support education by grants to village youths or the Primary School. Cllr Lewis advised that she is happy to continue as a Trustee and this was unanimously agreed by the Parish Council.</p>	NT
11. COMMUNICATIONS	The Parish Council was saddened to hear that Tracy Claridge had passed away and acknowledged his contribution to village life. Cllrs Hagan and Thomas to discuss how this might be commemorated.	GH/NT
12. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	No other correspondence or questions.	
DATE OF NEXT MEETING	Date of Next Meeting: Monday 16th May, 7pm, Memorial Hall	
	The meeting closed at 9pm.	

C Levett, Clerk to the Parish Council, 25th April 2022